Fall/Winter 1997 Volume One Number Three

The Lead Post

Office of Lead Hazard Control * 451 7th Street, S.W. * Room B-133 * Washington, DC 20410

HUD Awards $50 Million To Control Lead Hazards In Privately-Owned Low-Income Housing

HUD Secretary Andrew Cuomo announced the award of $46 million to 21 grantees in 15 states to eliminate lead-based paint hazards in low-income, privately-owned housing units. A total of $4 million in grant funds was awarded to 4 grantees to control lead-based paint hazards in housing units on Superfund or Brownfield sites. The awards are part of the Department's Lead-Based Paint Hazard Control Grant Program.

"Nearly 1 million children have too much lead in their bodies. These awards enable cities and states to find workable solutions for their own communities to ensure that there will be affordable and lead-safe housing available for America's families," said HUD Secretary Andrew Cuomo.

The HUD Lead-Based Paint Hazard Control Program builds an infrastructure that will last beyond the life of the grant.

Besides supporting hazard control work, funds are used to develop education and outreach programs as well as job opportunities for community residents.

The grant provides incentives for state and local governments to work together with community-based service providers, landlords, and homeowners to establish a sound system of laws, regulations and procedures for ensuring that children will be protected from lead poisoning.

Communities compete for the Lead-Based Paint Hazard Control Grants by submitting innovative proposals that address lead-based paint hazards in older, low-income neighborhoods, where childhood lead poisoning is most prevalent. HUD has awarded $335 million to 70 grantees in 4 previous rounds of funding.

See Grants, page 7

HUD HELPS TO REDUCE Childhood Lead Poisoning

HUD is helping to eliminate lead-based paint poisoning as a major childhood environmental disease, according to a recent HUD Report to Congress: Moving Towards A Lead-Safe America.

HUD released its report a day after the Centers for Disease Control and Prevention (CDC) published an article showing that blood lead levels for Americans have declined dramatically. The CDC said the number of children with high levels of lead in their blood fell from 1.7 million in 1988-1991, to just under a million in 1991-1994.

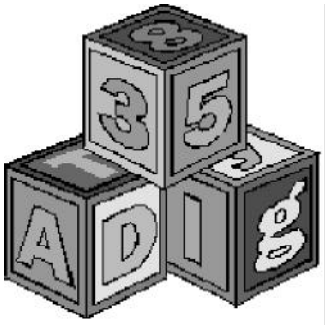
"This is good news -- it shows that our efforts are working," HUD Secretary Andrew Cuomo said. "But we can do better. Nearly 1 million children still have too much lead in their bodies. Our goal is to make every child's home in America a lead-safe one."

The CDC report found that declines in blood lead levels are believed to be the result of the removal of lead from gasoline, other sources such as household paint, food and drink cans and plumbing systems.

The HUD report concluded that HUD and other agencies have helped communities control lead-based paint hazards without reducing low-income housing affordability and availability.

While blood lead levels have come down for everyone, low-income and minority urban children continue to be at much greater risk than other parts of the population. Children living in older housing where lead-based paint is more prevalent are also at higher risk.

"This high risk group is the same population HUD targets in its community development efforts," said David Jacobs, Director of the Office of Lead Hazard Control. "The results of the CDC survey show that when housing, health and environmental agencies work together we can win the fight against this environmental disease."



From the Secretary

The latest National Health and Nutrition Examination Survey, published recently by the Centers for Disease and Control and Prevention, showed that children with high levels of lead in their blood fell from 1.7 million in 1988-1991, to just under a million in 1991 - 1994. Efforts by HUD and other government and private sector agencies committed to eliminating childhood lead poisoning are clearly paying off. But we can do better. Nearly one million children still have too much lead in their bodies. Our goal at HUD is to make every child's home in America a lead-safe one.

We have already made tens of thousands of units of public and privately owned low-income housing safe from lead paint hazards by funding inspections and lead hazard control services. In this issue of the Lead Post, we announce yet another round of lead hazard control grants.

Under this program, communities develop strategies that combine financing for lead hazard control work with initiatives such as homeownership, jobs and job training, as well as other community development activities. HUD has provided $3.5 million for research to improve the evaluation and control of residential lead-based paint hazards.

In this issue, you will see how our Norfolk grantee's partnership model between local government and the community is yielding model solutions that provide lead-safe housing, certified workers and open up job opportunities in distressed neighborhoods. The innovative approaches of the Norfolk grantee and many others are helping us to move toward a lead-safe America. Consider the changes the partnership brought to one young worker who said: "There was a time when I didn't want to work. But now I love my job and what I do to help kids."

I encourage all of you to continue the good work and use this newsletter to share your success stories with us. Together, we can eliminate childhood lead poisoning as a major environmental disease.

The Lead Post

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Send story ideas, suggestions and comments to dolline_l._hatchett@hud.gov

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Visit our Lead Office web site at www.hud.gov/lea/leahome.html

Lead Poisoning Prevention Success Story

The week of July 21-26, 1997, was the celebration of Lead Poisoning Prevention Week in the Commonwealth of Massachusetts. The Massachusetts State legislature officially declared the week at the urging of lead programs across the Commonwealth. According to Lisa Motter, who is the Outreach Coordinator for the Lead-Safe Cambridge (LSC) program, the intent of the event was to focus state-wide efforts on lead poisoning prevention.

Throughout the State, lead programs organized events and coordinated media and public awareness campaigns. LSC, a program of the City of Cambridge Community Development Department, decided to use the opportunity to reach out to city residents.

The first day was a general kick-off with featured speakers representing federal, state, and local governments as well as some of the public/private partnerships essential to the LSC program. The second day featured a "Property Owner Workshop," the third a "Safer Soil Workshop," the fourth a "Lead and Your Child's Health Workshop," and the grand finale was an event at a local mall featuring lots of give-aways.

Additionally, LSC created a "Lead Awareness Gallery" which was designed as an interactive field trip destination for area day camp and day care children.

"We brought kids in from around the City and gave them a chance to learn about lead in a fun environment," said Motter.

At the gallery, kids learned what lead was, where to find it in the house, learned about "deleaders" and what they do. They also learned about lead in the soil, about eating healthy foods, getting a blood test, and they got to watch the Sesame Street "Lead Away" video and puppet show.

Training / Lead-Based Paint Maintenance Training Now Available

HUD and EPA have developed a training program entitled, ***Lead-Safe Practices for Building Maintenance Staff***. The training is designed to educate supervisors and workers at multi-unit rental properties on techniques they can use during routine maintenance which can prevent lead hazards in the buildings they maintain.

The course was developed with the assistance of the Apartment Owners Association, the Alliance to End Childhood Lead Poisoning, OSHA, NIOSH, worker's training organizations, public housing authorities and the National Training Association, which developed the project under a grant from EPA.

The seven hour training course includes a Lead-Based Paint Maintenance Training Guide, Lead-Based Paint Maintenance Video and a Lead-Based Paint Maintenance Planning Tool. All of these course materials work together to provide an innovative, interactive learning format to demonstrate lead-safe work practices.

It also provides trainers and maintenance supervisors with the tools necessary to train workers at their sites.

Developed to encourage in-class discussion, as well as an examination of real-life scenarios to help workers make informed decisions about safe maintenance practices, the course can be used as an integral part of the overall training for workers of multi-unit rental properties.

Upon completion of the training, workers and supervisors will better understand their roles in preventing lead exposure in children, themselves, their co-workers and the residents they service.

The training materials may be purchased from HUD USER, by calling 1-800-245-2691. The cost is $129.00. For further information call Dana Bres, HUD, Office of Lead Hazard Control at (202) 755-1785 ext. 117, or Jack Primack, EPA at (202) 260-3407.

Prevention Through Partnerships Program

Norfolk, Virginia's Model of Partnership Between Local Government and the Community

by Kris Meek, Norfolk Lead Program Coordinator

The City of Norfolk has historic neighborhoods, houses with architectural significance, a high prevalence of lead poisoning in some communities, and a shortage of affordable housing. Norfolk has also demonstrated commitment to improving the quality of the existing housing stock in an affordable and responsible manner.

Program Concept

I met Dennis Livingston, a nationally known author and expert on lead hazard reduction, at a conference in Washington D.C. in October, 1991. As he recounted his experiences in Baltimore, he gave a very eloquent presentation about how the issues of lead poisoning, housing maintenance and weatherization, the cost of lead abatement and the creation of safe, affordable housing are inextricably related. When he and Nick Farr, Executive Director, National Center for Lead-Safe Housing, recounted the experiences of Baltimore property owners with the high cost of lead abatement, lawsuits, and difficulty in obtaining insurance, it seemed like deja vu. Having worked with the Lead Program for five years at that time, I had experienced all of the frustrations they spoke of. So, what was the solution? We developed a two track approach: in the short-run, the mandate of some inexpensive preventive maintenance regime and protection from lawsuits for landlords who follow the regime. And at the same time, demonstrations of more permanent lead hazard reduction treatment should be encouraged and subsidized to see what works. In order to meet the housing and community development needs of low and moderate income communities, a combination of hands-on neighborhood proactive and city/statewide advocacy was crucial.

Keeping that in mind, the following concepts were developed to lay the foundation for a successful lead hazard control job program:

- The best delivery system is one that grows out of a community that is committed;
- Effective training is critical to delivery systems that work;
- Training is an opportunity to create new jobs and bring disenfranchised people into jobs that serve their community;
- A holistic approach to the problem of solving the lead poisoning issue is necessary because isolated solutions to the problem don't work.

How We Got Started

I thought it would be great to implement a project in Norfolk, built around the concepts that were described at the conference in Washington.

Our opportunity came when HUD announced funding for cost effective, lead hazard reduction strategies, with particular emphasis on economic opportunities for residents of affected communities. When we developed the proposal for Round Three HUD funding, we also seized the opportunity to incorporate these concepts which would build a successful hazard reduction job training program. It took three years to submit a successful proposal and to establish the infrastructure and partnerships necessary to achieve the goals of the Prevention Through Partnerships Program. The goals of the project are to:

- Create lead-safe housing
- Create jobs and a pool of certified workers
- Preserve affordable housing
- Develop a standard of care, which includes essential maintenance practices of property owners, realtors, and managers
- Develop sustainable community-based delivery systems which have the capacity to perform lead hazard reduction, and to educate the public and monitor the integrity of lead paint
- Document and apply knowledge of lead hazard reduction strategies into existing housing programs

In the design of the Prevention Through Partnerships Program, development of community-based delivery systems was as important as showcasing safe, affordable ways of reducing lead hazards in 200 houses in Norfolk. The Norfolk project involved collaborative relationships formed with community-based organizations to carry out the actual work of the project. While the Department of Public Health administered the grant and provides technical oversight and quality control of the field work, the actual contractors performing the lead hazard reduction were our partners, Park Place Redevelopment Foundation (PPRF) and Southeastern Tidewater Opportunities Project (STOP).

Continued, next page

The PPRF is a non-profit organization founded by residents focused on raising the standard of living of Park Place residents, particularly as it relates to housing. Seventy-five percent of the grant effort was directed to the Park Place community, which has the highest prevalence rates of lead poisoning in the state. STOP is a community action agency that has operated a successful weatherization program for years.

Implementation of the Program

Four lead hazard reduction teams, known as Healthy House Crews, two operated by PPRF and two operated by STOP, performed the lead hazard reduction work, following HUD Guidelines. Each team consisted of a carpenter, painter and two skilled laborers.

Crew members were recruited from Park Place and other low income areas through flyers distributed in housing projects, newspaper advertisements and the Norfolk Works job applicant pool. Norfolk Works offers low income residents the opportunity to improve opportunities through education, job training and job placement.

Selected applicants then went to the lead worker or supervisor/contractor courses offered by Old Dominion University.

Upon successful completion of the course, a five month hands-on job training program began. Workers gained significant experience in lead hazard reduction and building maintenance. At the end of the training, the equivalent of two crews were released and two more taken on. Those who were released from the crews received assistance in finding employment through Norfolk Works and the Urban League of South Hampton Roads.

The Health Department Field Program Supervisor and Lead Inspector determined the level of intervention for properties with input from the Department of City Planning and Codes Administration about serious code violations that had to be corrected. The Norfolk Redevelopment and Housing Authority has established a fund to conduct housing rehabilitation activities that are specifically required to carry out effective abatement, such as repair of roofs, leaky plumbing, etc. The level of intervention provided by crews to make houses lead safe ranged from level 1, which is basically a rigorous cleaning, to level 4, a major effort approaching "gut" rehab.

Feedback from the Crew

"The whole project has a multitude of benefits. It provides viable skills and employment to neighborhood residents. There is a feeling of ownership, of being part of a community project, working for a community-based organization. It is also the type of program that gives the organization more credibility in the community in that we provide a service to the residents."
Nelson White, Executive Director of the Park Place Redevelopment Foundation and a crew supervisor

"Homeowners are nice to deal with. We treat them with respect and they treat us with respect. I have also had some really good training which enabled me to receive my supervisor/contractor license."
Benjamin Miller, STOP Organization

"The program has been very beneficial, as well as motivating. There was a time when I didn't want to work. But now I love my job and what I do helping kids. I may not be able to save the world — but hopefully I'll be able to save a couple kids from being poisoned by lead."
Charles Brooks, STOP Organization, Crew Supervisor

Highlights of HUD Guidelines' Chapter 7 Revision

HUD has revised its chapter on lead-based paint inspections in its *Guidelines*. It is now 30% shorter, more readable, and more easily used in inspector training courses than the 1995 edition it replaces.

The chapter has a revised set of data forms (both blank and filled-in examples) for inspectors. In addition, the X-ray fluorescence Performance Characteristics Sheets (XRF PCSs) used by inspectors have been made more readable. The key information inspectors need is now at the front of these Sheets. The text is linked to the HUD/EPA real estate transaction disclosure rule and the EPA training and accreditation rule. It allows fewer units to be sampled in multifamily developments, and lets fewer rooms be inspected before deciding that lead-based paint is present on a building component, among other streamlining changes.

The revised chapter is expected to be in use at least through 1999. Future changes may be issued based on research by HUD and other agencies on XRFs and spot test kits, and on changes in regulations and regulatory guidance.

Page 6 of the Lead Post shows how you can get copies of the revised chapter, forms and PCSs. The HUD Lead Office Web page also gives highlights of these new documents.

The Science & Policy Corner

The Science and Policy Corner is a new addition to this newsletter. Its intent is to keep you up-to-date on the latest lead research and policy news...

The EPA recently published the results of a laboratory-based study which assessed the effectiveness of different household cleaners from a variety of surface types. The study was conducted in response to concerns over the use of high phosphate detergent (i.e., trisodium phosphate or TSP) for cleaning lead-contaminated dust. High phosphate detergents are banned in some states because of environmental concerns, and because they are irritating to the skin and eyes and can damage finishes.

Thirty-two cleaners, including glass, laundry, dishwasher, bathroom and hard surface cleaners, were tested for their ability to clean lead-contaminated soil from five different surface types. For comparison purposes, cleaning was also conducted with plain water and TSP. The testing was done in a laboratory.

All of the cleaners performed better than plain water. Phosphate content was not linked to cleaning efficacy.

Also, the designated use of a cleaner did not predict how well it performed in the study. The EPA reported that the "lower surface tension" cleaning solutions tended to perform the best, although the differences in performance were not great. Solutions with low surface tension will spread out and "wet" a surface more easily than those with higher surface tension.

The results tend to indicate that a variety of household detergents may be effective at cleaning smooth surfaces in a laboratory setting.

However, HUD believes that it is important to assess their effectiveness under field conditions before drawing firm conclusions. Field conditions would include a greater variety of surfaces than were tested in this laboratory study.

Two research projects recently selected by HUD for funding will assess the effectiveness of cleaning agents when used for "interim control" dust cleaning.

It should be noted that the HUD Guidelines do not prohibit the use of non-TSP cleaners.

The following text is found in Chapter 14 of the Guidelines: "HUD encourages further evaluation of alternative cleaning methods. Use of any cleaning agent that results in compliance with clearance criteria is encouraged."

For more information regarding the EPA study and/or HUD research projects, contact Dr. Peter Ashley at (202) 755-1785 ext. 115.

Revision of Chapter 7 of the HUD Guidelines

The revision of the "Lead-Based Paint Inspection" chapter of the HUD Guidelines was discussed at Lead Tech '97, in Arlington, VA., in a special session with David Jacobs, Director of the Office of Lead Hazard Control (OLHC) and Dr. Warren Friedman of the OLHC Planning and Standards Division. For technical information on the revisions, please contact Dr. Warren Friedman at (202) 755-1785 ext. 159.

The revised Chapter 7 can be obtained from HUD USER at 1-800-245-2691, or from the Lead Office's Web Site.

Possible Revisions of Other Chapters of the Guidelines

We need your feedback! HUD is requesting comments on other chapters of the Guidelines to see which of them should be updated and how. Where appropriate, please include supporting data with the recommendations that you make. Send comments on paper and/or on disk in WordPerfect 5.1, specifying the chapter, page and column of the text being discussed for possible revision, to David Levitt, HUD Office of Lead Hazard Control, 451 7th Street, SW, Room B-133, Washington, DC 20410. You can also comment by e-mail to David_K._Levitt@hud.gov.

The Lead Post...

Needs good success stories in the areas of lead abatement and poisoning prevention. Please mail stories on a diskette with any accompanying photos to Dolline Hatchett, Community Outreach Officer, U.S. Department of Housing and Urban Development, 451 Seventh Street, S.W., B-133, Washington, DC 20410. Photos will not be returned. Deadline for story submissions for the Winter Issue is January 5, 1998.

Grants, con't from page 1

HUD's grant program is only one component of a larger strategy to help state and local governments develop effective programs of lead-based paint hazard control.

It was established by the Residential Lead-Based Paint Hazard Reduction Act, Title X of the Housing and Community Development Act of 1992. The Round 5 LBP Grant Award recipients are listed below:

CITY OF PHOENIX, AZ
$2,000,000.00

CITY OF LONG BEACH, CA
$2,000,000.00

CITY OF LOS ANGELES, CA
$2,800,000.00

CITY OF RICHMOND, CA
$2,100,000.00

TOWN OF MANCHESTER, CT
$2,000,000.00

DISTRICT OF COLUMBIA
$2,000,000.00

STATE OF NEW HAMPSHIRE
$2,700,000.00

CITY OF LAWRENCE, MA
$2,800,000.00

CITY OF SPRINGFIELD, MA
$1,800,000.00

CITY OF BALTIMORE, MD
$2,000,000.00

CITY OF PORTLAND, ME
$1,400,000.00

CITY OF ST. LOUIS, MO
$2,800,000.00

MONROE COUNTY, NY
$1,400,000.00

CITY OF AKRON, OH
$2,300,000.00

CUYAHOGA COUNTY, OH
$1,500,000.00

CITY OF PORTLAND, OR
$2,800,000.00

CITY OF EAST PROVIDENCE, RI
$1,500,000.00

CITY OF HOUSTON, TX
$2,000,000.00

HARRIS COUNTY, TX
$2,000,000.00

CITY OF LYNCHBURG, VA
$2,100,000.00

CITY OF RICHMOND, VA
$2,000,000.00

SUPERFUND & BROWNFIELD SITES

ALAMEDA COUNTY, CA
$1,400,000.00

CITY OF BOSTON, MA
$642,000.00

BUTTE-SILVER BOW, MT
$558,000.00

GRAND GATEWAY COG, OK
$1,400,000.00

Residential Lead Hazard Control Reference Library CD-ROM

The HUD Office of Lead Hazard Control has compiled lead-based paint regulations, publications and other lead-related information onto a CD-ROM and is making it available to the public.

The CD-ROM entitled, the *Residential Lead Hazard Control Reference Library CD-ROM* includes the HUD Guidelines, Protect Your Family from Lead in Your Home Pamphlet, The Lead-Based Paint Hazard Reduction and Financing Task Force Report (*Putting the Pieces Together: Controlling Lead Hazards in the Nation's Housing*), Lead-Based Paint Rules and Regulations, and Lead-Based Paint Scientific Reports and Research.

The CD-ROM will provide regulators and lead-based paint professionals with a quicker and more efficient way to obtain the most recent publications on lead. All of the information on the CD-ROM has been indexed to facilitate full-text search capabilities. In addition, help menus have been provided to guide the user through the CD-ROM, as well as directions for installing the software.

The CD-ROM may be ordered by calling HUD USER at 1-800-245-2691. The cost is $25.00. For more information contact Matt Ammon at (202) 755-1785, ext. 158 or by e-mail at matthew_e._ammon@hud.gov.

Research Grants Announced.....

HUD has announced 10 grants totaling $3.5 million for research to improve the evaluation and control of residential lead-based paint hazards. The grant funds will be used to address topics ranging from the potential hazard posed by leaded dust in air ducts, carpets and upholstery, to the efficacy of household cleaners and vacuums in removing leaded dust from hard surfaces. Twenty-seven applicants competed for the grants by submitting innovative proposals to find cost-effective ways to reduce lead-based paint hazards in housing.

Research Triangle Institute	air ducts, carpets, upholstery	$497,000
University of Medicine & Dentistry of New Jersey	specialized cleaning methods	$853,000
Public Health Institute/California Dept. of Health	vacuum cleaning of hard surfaces	$550,000
University of Cincinnati	vacuum cleaning, analysis of dust wipes by XRF	$340,000
Battelle Institute	clearance sampling, inspection protocol for multifamily housing	$361,000
National Center for Lead-Safe Housing	risk assessment (field study of HUD Protocol)	$654,000
St. Louis University	upholstery, carpets	$149,000
Quantech, Inc.	use & evaluation of chemical spot-test kits, LBP inspection protocol	$260,000
Kennedy Krieger Institute	long-term reaccumulation of leaded dust following thorough cleaning	$150,000
Critical Hygiene, Inc.	cleaning agent toxicity	$10,000

The Lead Star

Glenda C. McNeill

Glenda McNeill is the Project Director of the Lead-Safe Richmond Program for the City of Richmond, Virginia. Lead-Safe Richmond is a program which is jointly funded by the Departments of Public Health and Community Development by a Round 3 Lead Hazard Control Grant.

Ms. McNeill is credited with helping to make Lead-Safe Richmond one of the most successful programs in Virginia. Richmond has put all the pieces together. The grantee has trained primarily minority contractors and workers to do lead abatement work. Richmond has launched an extensive campaign to educate the community about lead-based paint poisoning prevention.

When asked what she likes most about her job she responded, "I am most excited that I have found a way to use my housing experience to eradicate childhood lead poisoning in the City of Richmond."

Glenda McNeill resides in Henrico County, Virginia

We Welcome Our New Lead Office Staff…

Dana Bres
Dana is responsible for developing training on lead-based paint hazards and also serves as one of the government technical representatives for the grant program.

Curtissa Coleman
Curtissa joined the office a few months ago as a Grants Specialist. Before joining HUD, she worked for seven years in the Office of Naval Research as a Grant Specialist.

Harry Hudson
Harry currently serves as a technical assistance specialist and government technical representatives for the grant program.

David Levitt
David was an Environmental Safety and Health Specialist at Kaiser Permanente before joining the Planning and Standards Division of the lead office.

Rebecca Morley
Rebecca is currently working on lead-based paint regulations for federally owned residential property and housing receiving Federal assistance.

Shawn Rich
Shawn hopes to use her previous experience as a Program Manager to assist grantees become more effective in the administration of their grants.

...and bid a fond farewell to five departing staff:
Conrad Arnolts, Ronald Morony, Mary Robinson, Melissa Shapiro, William Wisner

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